



CITY COUNCIL
CITY AND COUNTY OF HONOLULU
530 SOUTH KING STREET, ROOM 202
HONOLULU, HAWAII 96813-3065
TELEPHONE: (808) 768-5010 • FAX: (808) 768-5011

IKAIKA ANDERSON

Council Vice Chair

Councilmember, District 3

Email: ianderson@honolulu.gov

Phone: 808-768-5003

Fax: 808-768-1235

January 29, 2013

TO: ALL COUNCILMEMBERS

FROM: COUNCILMEMBER IKAIKA ANDERSON, CHAIR
COMMITTEE ON ZONING AND PLANNING

JA
gmr

SUBJECT: PROCEDURE FOR PROPOSING ZONING AND PLANNING
COMMITTEE AMENDMENTS TO RESOLUTIONS TO APPROVE
NEIGHBORHOOD TRANSIT-ORIENTED DEVELOPMENT (TOD) PLANS

Resolution 13-5, a resolution to approve the Waipahu Neighborhood Transit-Oriented Development (TOD) Plan, was introduced on January 15, 2013, and referred to the Zoning and Planning Committee.

I understand that the Department of Planning and Permitting (DPP) may, in the near future, also transmit for Council approval Neighborhood TOD Plans for the following rapid transit station areas: East Kapolei and Aiea-Pearl City.

Under ROH Sections 21-9.100 through 21-9.100-4, enacted by Ordinance 09-4, Neighborhood TOD Plans serve as the basis for the subsequent creation of special TOP zoning districts around rapid transit stations and the development regulations applicable therein to encourage appropriate transit-oriented development. All Neighborhood TOD Plans must be approved by the Council, with or without amendment, by resolution.

The proposed Neighborhood TOD Plans are substantial documents, and if proposed plan amendments are submitted in the form of Committee Draft resolutions with the complete plan attached, it will be very difficult for other committee members and the public to discern the actual amendments being proposed.

Accordingly, in order to promote orderly and efficient committee deliberations on Neighborhood TOD Plan amendments, I will be following a procedure similar to the procedure established by Council Communication 199 (2011) for proposing amendments in committee to bills to adopt the revised Development Plans and Sustainable Communities Plans.

The purpose of this memorandum is to outline the procedure.

COUNCIL COM. 16

RECEIVED
CITY CLERK
C & C OF HONOLULU
2013 JAN 29 PM 3:08

I. General Instructions:

- A. Attached is a sample form entitled "NEIGHBORHOOD TOD PLAN AMENDMENT PROPOSAL." A Word file of the blank form will be sent to you by email and will also be saved on the M drive.
1. Submit a separate form for each proposed amendment.
 2. At the top of the form, identify the number and title of the affected plan section or figure. Identify the page number of the affected provision and the general subject of the amendment.
 3. In the box for the description of the amendment, set forth the proposed amendment to the text in Ramseyer format. If the proposed amendment is to a figure, describe the proposed change in sufficient detail.
 4. Set forth the justification for the proposed amendment in the justification box.
- B. Also attached is a sample form entitled "NEIGHBORHOOD TOD PLAN AMENDMENT WORKSHEET." The Word file for this document also will be provided to you by email and saved on the M drive.
1. Submit a completed worksheet listing all your proposed amendments in section order.
- C. Generally, the deadline to submit amendment proposals for consideration at a Zoning and Planning Committee meeting will be 4:00 p.m. on the day before the posting day for that meeting. For regular meetings, this would be 4:00 p.m. on the Thursday before Committee week, delivered to the Zoning and Planning Committee clerk. I will advise you in advance of any changes.
- D. Submit 5 identical hard copies of each set of proposals to me through the Zoning and Planning Committee clerk. Please include a letter of transmittal stating that Councilmember xxxxxxxx is submitting amendments to Resolution 13-XXX for consideration by the Zoning and Planning Committee. The requests will be numbered as Council Communications and will be listed as related communications on the agenda when the committee considers the resolution. Please also email the Word files of your proposals to OCS Legislative Analyst Dean Minakami (dminakami@honolulu.gov).

- E. Do not submit a proposed Committee Draft resolution. The amendments that emerge from the committee will be incorporated into a Committee Draft prepared by the Committee Chair and attached to the committee report.
- F. If you have questions or need assistance in completing the forms, please contact OCS Staff Attorney Warren Senda or OCS Legislative Analyst Dean Minakami, listed in the contact information below.

II. Contacts:

Councilmember Ikaika Anderson	Chair of the Zoning and Planning Committee	x85003
Gail Myers	Senior Aide to Committee Chair	x85015
Darcie Ching	Committee Clerk	x83819
Warren Senda	OCS Staff Attorney	x83880
Dean Minakami	OCS Legislative Analyst	x83871

NEIGHBORHOOD TOD PLAN AMENDMENT PROPOSAL

DATE: 1/23/13

RESOLUTION 13-000

COUNCILMEMBER JANE SMITH

NO. AND TITLE OF SECTION OR FIGURE	PAGE	AMENDMENT SUBJECT
VI.A.9 ("AFFORDABLE HOUSING RECOMMENDATIONS")	80	Lower proposed threshold for imposition of affordable housing requirements.
JUSTIFICATION FOR AMENDMENT		
<p>The City, under its Affordable Housing Rules for Unilateral Agreements, requires residential projects of <u>ten</u> or more housing units to provide affordable units. This same threshold should apply to projects in the TOD special districts, instead of the proposed threshold of more than 29 units.</p>		
DESCRIPTION OF AMENDMENT		
<p>Amend the second paragraph of Section VI.A.9 to read as follows:</p> <p>"Because affordable housing is a regional issue, it is recommended that the City and County of Honolulu develop a framework of new affordable housing requirements in TOD Special Districts. Standards for affordable housing around TOD should build off of the following recommendations:</p> <ul style="list-style-type: none"> • Twenty percent of all housing (for sale and rental) above [29] <u>nine</u> units shall be affordable @ 80 percent of the AMI • As a community benefits bonus for developers who provide 25 percent affordable housing (at 80 percent of the AMI), an increase of FAR from 2.5 to 3.5; and an increase in building height from 60' to 90' (in the Leoku TOD Special District)" 		

NEIGHBORHOOD TOD PLAN AMENDMENT WORKSHEET

DATE: 1/23/13

RESOLUTION -13000

[illegible]